

AREA STATEMENT						
PLOT AREA	ALL READY SANCTIONED 2023/4/250		ADDITIONAL AREA	TOTAL		
	5.000		4173.314	24407.564	SQM	
			1.03125	6.031	ACRES	
PERMISSIBLE GR. COV. 50%	10117.125		2086.857	12203.782	SQM	
PROPOSED GROUND COVERAGE	5769.690		2297.946	8067.636	SQM	33.05%
COMMERCIAL AREA DETAIL						
PERMISSIBLE AREA FOR COMMERCIAL 4 %	809.370		166.933	976.303	SQM	4.00%
	0.200		0.041	0.241	ACRES	
PERMISSIBLE F.A.R. FOR COMMERCIAL 175	1416.398		292.132	1708.529	SQM	
COMMERCIAL AREA SANCTIONED	1411.853				SQM	
PROPOSED COMMERCIAL	250.648	1090.711	360.783	1702.142	SQM	174.35%
NET AREA FOR HOUSING	19424.000		4006.302	23431.262	SQM	
	4.000		0.590	5.790	ACRES	
HOUSING AREA CALCULATION						
PERMISSIBLE F.A.R. FOR HOUSING 225	43705.980		9014.358	52720.338	SQM	
ADD 3 % FOR COMPOST PLANT ON 5.29 ACRES				702.930	SQM	
NET PERM. FAR FOR HOUSING				53423.276	SQM	228.00%
LESS FAR ALREADY SANCTIONED	43670.379				SQM	
BALANCE FAR FOR AVAILABLE FOR SANCTION				9752.897	SQM	
PROPOSE F.A.R.			9605.122		SQM	
NET PROPOSED FAR				53275.501	SQM	227.37%
DENSITY CALCULATION						
PERMISSIBLE DENSITY MAXIMUM @ 900 PPA	5211.000	PERSONS	1042.200	DU'S		
PERMISSIBLE DENSITY MINIMUM @ 750 PPA	4343.000	PERSONS	868.600	DU'S		
PROPOSED DENSITY / DWELLING UNITS						
NO. OF UNITS	816.000	132.000	950.000	UNITS		
DENSITY	4090.000	660.000	4750.000	PERSONS		
			820.380	PPA		
GREEN AREA CALCULATION						
MINIMUM GREEN AREA REQ. 15%	3661.135	SQM				
PROPOSE GREEN AREA	4102.121	SQM				16.81%
COVERED AREA DETAIL						
	BLOCK 20 SQM (G BHK)	BLOCK 21 SQM (G BHK)	BLOCK 22 SQM (G BHK)	BLOCK 23 SQM (G BHK)	TOTAL SQM.	COMMERCIAL 12.63 TOTAL GROUND COVERAGE SQM
GROUND COVERAGE	319.611	319.611	319.611	319.611		1019.502 2297.946
STILT AREA (PARKING) NON F.A.R.	71.542	71.542	71.542	71.542	286.168	
F.A.R. DETAIL						
GROUND FLOOR	248.068	248.068	248.068	248.068		900.307
1 ST. FLOOR	267.095	267.095	267.095	267.095		1072.330
2 ND FLOOR	267.095	267.095	267.095	267.095		
3 RD FLOOR	267.095	267.095	267.095	267.095		
4 TH FLOOR	267.095	267.095	267.095	267.095		
5 TH FLOOR	267.095	267.095	267.095	267.095		
6 TH FLOOR	267.095	267.095	267.095	267.095		
7 TH FLOOR	267.095	267.095	267.095	267.095		
8 TH FLOOR	267.095	267.095	267.095	267.095		
TOTAL F.A.R.	2544.828	2544.828	2544.828	1970.638	9605.122	1702.139
MUMTY MACHINE ROOM (NON F.A.R.)						
	30.216	30.216	30.216	30.216	152.864	
PROPOSED UNIT ON GROUND/FLOOR	3.000	3.000	3.000	3.000		
PROPOSED UNIT ON TYPICAL FLOOR	4.000	4.000	4.000	4.000		
NO. OF FLOOR	8.000	8.000	8.000	6.000		
TOTAL NO UNITS IN TYPICAL FLOOR	32.000	32.000	32.000	24.000		
TOTAL NO UNITS PER BLOCK	35.000	35.000	35.000	27.000	132	
HIGHT OF BUILDING	27.000	27.000	27.000	21.100		
PROPOSED DENSITY	175.000	175.000	175.000	135.000	660	
PARKING AREA CALCULATION						
REQUIRED PARKING @ 5 ECS PER UNIT	810.000	+	132.000	950.000	X 5	475 ECS
PROPOSED PARKING IN STILT	2182.460	+	286.168	2468.628	/ 28	88 ECS
ROAD AREA FOR ECS				12238.009	/ 23	532 ECS
PLOT AREA - (GROUND COVERAGE + GREEN AREA)	24407.766	-(8067.636 + 102.121) =	12238.009			620 ECS
TOTAL NO. OF SCOOTERS (REQ.) @ 1 PER UNIT						950 SCOOTERS

LEGEND	
SYMBOLS	DESCRIPTION
	BUTTER FLY VALVE
	NON RETURN VALVE
	9 KG CAPACITY WATER CO2 TYPE FIRE EXTINGUISHER
	4.5 KG CAPACITY CO2 TYPE FIRE EXTINGUISHER
	TWO WAY FIRE BRAGADE
	4 WAY FIRE BRIGADE OUTLET CONNECTION
	YARD HYDRENT

DORMITORIES & APPARTMENTS (A-3)
(PART-3) - ABOVE 35 MT. BUT NOT EXCEEDING 45 MT. IN HEIGHT

1- HOSE REEL
2- WET TISER SYSTEM
3- SPRINKLER RISER FOR STILT AND BASEMENT I & II
4- AUTOMATIC SPRINKLER SYSTEM IN BASEMENT AND STILT
5- MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM
6- UNDER GROUND TANK CAPACITY - 75,000 Ltr.
7- OVER HEAD FIRE TANK CAPACITY - 10,000 Ltr. EACH BLOCK
8- ELECTRIC FIRE PUMPS - 1620 lpm HEAD - 80 M
9- DIESEL PUMP - 1620 lpm HEAD - 80 M
10- JOCKEY PUMP - 180 lpm HEAD - 35 M
11- 9 KG CAPACITY WATER CO2 TYPE FIRE EXTINGUISHER AS ISI 2191
12- 4.5 KG CAPACITY CO2 TYPE FIRE EXTINGUISHER AS PER ISI 2191
13- FIRE STAIRCASE AND FIRE ESCAPE AS PER NBC NORMS
14- SET BACK AS PER NBC NORMS
15- P.A. SYSTEM AND COMPARTMENTATION AS NBC NORMS
16- STRUCTURAL SATFY FIRE CONTROL ROOM AS PER GROUND FLOOR
17- FIRE MEN LIFT WITH FIRE MAN SWITCH
18- YARD HYDRANT, SET BACK AS PER NBC NORMS
19- 4 WAY FIRE BRIGADE OUTLET CONNECTION
20- 2 WAY FIRE BRIGADE INLET CONNECTION
21- ALTERNATE SOURCE OF ELECTRIC SUPPLY
22- FIRE PUMP HOUSE ESTABLISHED UPPER BASEMENT.

GREEN AREA DETAIL					
1	24.167	X	23.773		574.522 SQM.
2	25.583	X	79.567		2035.563 SQM.
3	7.690	X	62.140		477.857 SQM.
4	8.947	X	15.760		141.005 SQM.
5	6.530	X	2.850	X13	241.937 SQM.
6	2.330	X	24.480		57.038 SQM.
7	162.905	X	1.500		244.358 SQM.
8	219.895	X	1.500		329.843 SQM.
TOTAL					4102.121 SQM.

PROJECT TITLE	
PROPOSED ADDITION ALTERATION AND REVISION FOR AFFORDABLE GROUP HOUSING COLONY ON AREA MEASURING (5 ACRES + 1.03125 = 6.03125 ACRES)	
ADDITIONAL AREA MEASURING 1.03125 ACER (LICENSE NO.96 OF 2017 DATED 8.11.2017) IN ADDITION TO ALREADY LICENSE AREA 5.00 ACRES (LICENSE NO. 12 OF 2014 DATED 14.06.2014) IN SECTOR 104 GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PERFECT BUILDWELL PVT.LTD AND OTHERS.	
SCALE: NTS	
DATE: JAN. 2018	
DEALT: CHECKED: VG	
ARCHITECT	
ARCHITECT'S SIGN.	
APPLICANT'S SIGN.	

ALREADY SANCTIONED WITH MEMO NO.

NEW PROPOSED

REVISION